

Board of Supervisors Hearing Date: March 25, 2008

Case Summary: Project No. R2006-02866-(4), Conditional Use Permit No. RCUP2006000245-(4)

Project Applicant: Nogales Auto Spa

RPC Hearing Date: October 10, 2007

Synopsis

The applicant has received approval from the Regional Planning Commission for the sale of beer and wine for off-site consumption and the continued operation of a car wash in conjunction with a mini-mart and service station in the M1.5-BE (Restricted Heavy Manufacturing-Billboard Exclusion) Zone and the B-2 (Buffer-2) Zone. The project includes the upgrading of the existing structure's façade and upgrading landscaping of the site.

The proposed project is located at 1100 Nogales Street, Rowland Heights in the community of Rowland Heights in the Puente Zoned District.

Project Proponents

The applicant and his representative testified in support of the request. The Rowland Heights Coordinating Council submitted a letter of support for the project.

Project Opposition

Two (2) individuals testified in opposition to the project. Their main concerns expressed were that the immediate area is in a high crime area, and there are six existing alcoholic beverage outlets (both on-site and off-site) in the area and litter would result from the use. They also commented that if this project was approved, the hours should be drastically reduced.

Issues

The Commission determined that the proposed development is consistent with applicable provisions and criteria of the Rowland Heights Community General Plan, the Zoning Ordinance (while waving the requirement for 10 feet of landscaping adjacent to a street and the requirement that 10 percent of the site area be landscaped in lieu of eight (8) percent of the site being landscaped). The potential impacts of the project have been addressed through project conditions. The Commission imposed the following conditions to address the concerns raised at the public hearing:

- Alcoholic beverage sales shall occur only between the hours of 7 a.m. and 12 a.m. (midnight);
- The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
- Video security shall be installed and maintained for the mini-mart, carwash, and service station (exterior and interior coverage). The recorded images shall be retained for a period of at least two weeks or longer as determined by the Sheriff's Department;
- All employees authorized to sell alcoholic beverages shall participate in the License Education on Alcohol and Drugs (LEAD) Program offered by the California Department of Alcoholic Beverage Control. This training shall be on-going and all new employees shall be required to attend. The permittee shall display a certificate or plaque in the lobby of the establishment indicating its participation in this program;
- Beer or malt beverages in containers of 16 oz. or less shall not be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities. The permittee shall post signs on the coolers and cashier station stating the selling of single containers of beer is prohibited; and
- Wine and wine coolers in containers less than 750 ml shall not be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.

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